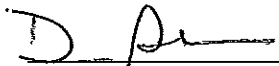


I Donna Peek, City Clerk for the City of Danville do hereby certify that this is a true and correct copy of Ordinance #1848 passed by the Commission on 10/27/2014.


Donna Peek, City Clerk

RECEIVED AND FILED
DATE December 23, 2014

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandice Robinson

ORDINANCE NO. 1848

AN ORDINANCE OF THE CITY OF DANVILLE, KENTUCKY, PROPOSING TO ANNEX THREE TRACTS TO THE CITY OF DANVILLE THE UNINCORPORATED TERRITORY LYING ADJACENT TO AND CONTIGUOUS WITH THE PRESENT CITY BOUNDARIES, LOCATED ON THE NORTH SIDE OF KY HWY 34 (LEBANON ROAD) AND IMMEDIATELY ACROSS FROM ALUM SPRINGS CROSSPIKE, WHICH PROPERTY IS OWNED BY WILDERNESS TRAIL DISTILLERY, LLC, BOYLE COUNTY INDUSTRIAL FOUNDATION, AND NGLP-DANVILLE, LLC, CONSISTING IN THE WHOLE OF 56.527 ACRES, MORE OR LESS, AND BEING MORE ACCURATELY DESCRIBED BELOW.

WHEREAS, the City of Danville, Kentucky, has received written consents from the three property owners, namely Wilderness Trail Distillery, LLC, Boyle County Industrial Foundation, Inc., and NGLP-Danville, LLC, all dated October 1, 2014, requesting annexation of the area hereinafter described;

WHEREAS, the territory is contiguous or adjacent to the City's boundaries and by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay, and no part of the area to be annexed is included within the boundary of another incorporated city; and

WHEREAS, the owners of the properties to be annexed have consented in writing to the annexation via letters dated October 1, 2014, and pursuant to KRS 81A.412, and other applicable law, the City is not required to wait the 60 day period prior to enactment of a final ordinance annexing the area;

NOW, THEREFORE, be it ORDAINED by the City of Danville, Kentucky, as follows:

SECTION ONE: It is deemed desirable and it is hereby proposed to annex to the City of Danville, Kentucky, and extend the boundaries of the City of Danville to include same, that certain

tract of land which is now embraced within the County of Boyle, and which is adjacent to and contiguous with the present City boundary and which, by reasons of population density, and commercial and industrial use of the land, is urban in character and suitable for development for urban purposes without unreasonable delay and which tract is more particularly described as follows:

BEGINNING at an iron pin found PLS #1880 (Estes) on the north edge of right-of-way of KY Highway 34 (Lebanon Road) approximately 25 feet north of centerline, said pin being approximately 944 feet east of the intersection of centerlines of Alum Springs Cross Pike and KY Hwy 34, said pin being the Southwest Corner of the City of Danville Annexation Ordinance 1462 (October 19, 1992) and having Kentucky State Plane Coordinates (South Zone NAD83) of N=XXXXXXX E=XXXXXX **and being the Point of Beginning for this description**; Thence leaving the edge of right-of-way of KY 34 and with western edge of Annexation Ordinance 1462 (October 19, 1992), N13°05'58"W - 4,368.65 feet to an iron pin found PLS #1880, being a corner of NGLP-Danville, LLC (D.B. 490, Pg. 135) and Jere Caldwell (D.B. 408, Pg. 467); Thence with the division line between NGLP- Danville LLC and Caldwell N81°33'23"W - 42.69 feet to an iron pin found PLS #1880; Thence leaving Caldwell, running first with the division line between NGLP-Danville LLC and the Boyle County Industrial Foundation (D.B. 283, Pg. 270) and secondly across the property of Boyle County Industrial Foundation S00°44'39"W - 3498.51 feet to an iron pin found PLS #3816, being the northwest corner of Wilderness Trace Distillery, LLC, (D.B. 503, Pg. 740); Thence with the division line of the Boyle County Industrial Foundation (D.B. 283, Pg. 270) and Wilderness Trace Distillery, LLC (D.B. 503, Pg. 740) S00°38'11"W - 871.70 feet to an iron pin found PLS #1880, said point being the southwest corner of Wilderness Trace Distillery, LLC on the northern edge of right-of-way of KY Highway 34 (Lebanon Road) 25 feet north of centerline; Thence with said right of way the following two calls: N84°15'16"E - 909.07 feet to a point; N84°29'51"E - 183.81 feet to the Point of Beginning and containing 56.257 acres. All bearings are based on grid north of the Kentucky state plane coordinate system "South Zone".

SECTION TWO: The City Clerk is authorized and directed to immediately publish this Ordinance pursuant to KRS Chapter 424 in the Advocate Messenger of Danville, Kentucky, and it shall take effect from and after its passage, signing, and publication as required by law.

SECTION THREE: If any section, sentence, clause, or portion of this Ordinance is for any reason declared illegal, unconstitutional, or otherwise invalid, such declaration shall not affect the remaining portions thereof.

GIVEN FIRST READING AND PASSED 10/13/14.

GIVEN SECOND READING AND PASSED 10/27/14.

DATE OF PUBLICATION 11/2/14.

APPROVED:

Bernie Hunstad

BERNIE HUNSTAD, MAYOR
CITY OF DANVILLE, KENTUCKY

ATTEST:

Donna Peek

DONNA PEEK, CITY CLERK
CITY OF DANVILLE, KENTUCKY

W:\Common File\City of Danville\Ordinances (2014)\Annexation Ordinance - Industrial Foundation (partial) 10-13-14.doc



October 1, 2014

Stephen A. Dexter, Esq.
City Attorney
Danville City Commission
445 West Main Street
P.O. Box 670
Danville, KY 40423

RE: John H. Stigall Business Center (former Hunt Addition) – John Hill Bailey Industrial Park

Mr. Dexter:

It has come to my attention through a recent transaction that the western portion of the above-referenced development/property owned by the Boyle County Industrial Foundation (BCIF), Inc., was never formally or officially annexed into the city limits of the City of Danville, although maps, our park master plan, and other documents upon which BCIF relied suggested that all of the industrial park addition was within the City's corporate limits.

Therefore, on behalf of BCIF as its authorized representative, I voluntarily request that the remaining area of the industrial park addition be annexed into the City of Danville as originally intended when the park was developed. Please note the attached preliminary subdivision plat as recently amended and approved by the Danville-Boyle County Planning & Zoning Commission which indicates the entire undeveloped area of the industrial park addition owned by BCIF and which BCIF previously understood and now voluntarily requests to be annexed.

BCIF shall also recommend to Wilderness Trail Distillery, LLC, and TransNav Technologies, Inc., to make the same request for voluntary annexation so that their lots or portions thereof are not affected.

Thank you for your prompt response to and cooperation in resolving this matter.

Sincerely,

JODY A. LASSITER, JD
President/CEO



WILDERNESS TRAIL DISTILLERY

445 Roy Arnold Ave • Danville, Kentucky 40422
WildernessTrailKy.com • 859.402.8707 • DSP-KY-20005

October 1, 2014

Stephen A. Dexter, Esq.
City Attorney
Danville City Commission
445 West Main Street
P.O. Box 670
Danville, KY 40423

RE: John H. Stigall Business Center (former Hunt Addition) - John Hill Bailey Industrial Park

Mr. Dexter:

It has come to my attention through the Boyle County Industrial Foundation (BCIF), Inc., that the western portion of the above-referenced development/property owned by BCIF was never formally or officially annexed into the city limits of the City of Danville. It was BCIF's and my understanding at the time of the purchase of my company's lot that it was fully located within the corporate limits of the City of Danville.

Therefore, on behalf of my company as its authorized representative, I voluntarily request that my lot or any portion thereof within the industrial park addition be annexed into the City of Danville as originally intended when the park was developed. BCIF has provided a copy of the industrial park addition's preliminary subdivision plat as recently amended and approved by the Danville-Boyle County Planning & Zoning Commission which indicates the entire area of the industrial park addition, including my company's lot, which should be fully annexed into the City limits.

Thank you for your prompt response to and cooperation in resolving this matter.

Sincerely,

Shane Baker

CEO, Co-Owner
Wilderness Trail Distillery



October 1, 2014

Stephen A. Dexter, Esq.
City Attorney
Danville City Commission
445 West Main Street
P.O. Box 670
Danville, KY 40423

**RE: John H. Stigall Business Center (former Hunt Addition) – John Hill Bailey
Industrial Park**

Mr. Dexter:

It has come to my attention through the Boyle County Industrial Foundation (BCIF), Inc., that the western portion of the above-referenced development/property owned by BCIF was never formally or officially annexed into the city limits of the City of Danville. It was BCIF's and my understanding at the time of the purchase of my company's lot that it was fully located within the corporate limits of the City of Danville.

Therefore, on behalf of my company as its authorized representative, I voluntarily request that my lot or any portion thereof within the industrial park addition be annexed into the City of Danville as originally intended when the park was developed. BCIF has provided a copy of the industrial park addition's preliminary subdivision plat as recently amended and approved by the Danville-Boyle County Planning & Zoning Commission which indicates the entire area of the industrial park addition, including my company's lot, which should be fully annexed into the City limits.

Thank you for your prompt response to and cooperation in resolving this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Vreeken". The signature is stylized with a large, looped "S" and a long, sweeping horizontal stroke at the end.

Steven Vreeken
Director

ATTACHMENT 4(a)
NAMES AND ADDRESSES OF
PROPERTY OWNERS WITHIN THE ANNEXED AREA
KRS 81A.475

Wilderness Trail Distillery, LLC
Attn: Shane Baker
445 Roy Arnold Avenue
Danville, KY 40422

Boyle County Industrial Foundation
Attn: Jody A. Lassiter
105 Walnut Street
Danville, KY 40422

NGLP-Danville, LLC
c/o Transnav Technologies
Attn: Steven Vreeken
35105 Cricklewood Blvd.
New Baltimore, MI 48047

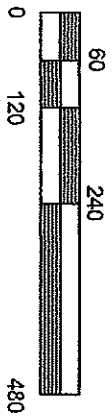
ATTACHMENT 4(b)
NAMES AND ADDRESSES OF
REGISTERED VOTERS RESIDING WITHIN THE ANNEXED AREA

None

BEGINNING at an iron pin found PLS #1880 (Estes) on the north edge of right-of-way of KY Highway 34 (Lebanon Road) approximately 25 feet north of centerline, said pin being approximately 944 feet east of the intersection of centerlines of Alum Springs Cross Pike and KY Hwy 34, said pin being the Southwest Corner of the City of Danville Annexation Ordinance 1462 (October 19, 1992) and having Kentucky State Plane Coordinates (South Zone NAD83) of N=2110015.12 E=1908164.17 and being the Point of Beginning for this description; Thence leaving the edge of right-of-way of KY 34 and with western edge of Annexation Ordinance 1462 (October 19, 1992), N13°05'58"W - 4,368.65 feet to an iron pin found PLS #1880, being a corner of NGLP-Danville, LLC (D.B. 490, Pg. 135) and Jere Caldwell (D.B. 408, Pg. 467); Thence with the division line between NGLP- Danville LLC and Caldwell N81°33'23"W - 42.69 feet to an iron pin found PLS #1880; Thence leaving Caldwell, running first with the division line between NGLP-Danville LLC and the Boyle County Industrial Foundation (D.B. 283, Pg. 270) and secondly across the property of Boyle County Industrial Foundation S00°44'39"W - 3498.51 feet to an iron pin found PLS #3816, being the northwest corner of Wilderness Trace Distillery, LLC, (D.B. 503, Pg. 740); Thence with the division line of the Boyle County Industrial Foundation (D.B. 283, Pg. 270) and Wilderness Trace Distillery, LLC (D.B. 503, Pg. 740) S00°38'11"W - 871.70 feet to an iron pin found PLS #1880, said point being the southwest corner of Wilderness Trace Distillery, LLC on the northern edge of right-of-way of KY Highway 34 (Lebanon Road) 25 feet north of centerline; Thence with said right of way the following two calls: N84°15'16"E - 909.07 feet to a point; N84°29'51"E - 183.81 feet to the Point of Beginning and containing 56.257 acres.

All bearings are based on grid north of the Kentucky state plane coordinate system "South Zone".

Douglas A. Good
Douglas A. Good
STATE OF KENTUCKY
D.G. GOOD
3118
PLS# 3118
12/11/14
LICENSED
PROFESSIONAL
LAND SURVEYOR



PURPOSE OF PLAT:

1.) TO DEFINE THE LIMITS OF THE ANNEXATION ORDINANCE AS SHOWN HEREON.

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE RATIO OF ~~17.460~~ ~~17.460~~ ~~17.460~~ WAS 1: ~~17,460~~ AND THE DISTANCE ~~17.460~~ ~~17.460~~ ~~17.460~~ ADJUSTED FOR CLOSURE % REBARS WITH ALL ~~17.460~~ ~~17.460~~ ~~17.460~~ STAMPED PLG 3118, HAVE BEEN SET





SURVEYORS CERTIFICATE
I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS
PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM
TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE
RATIO OF ~~1:17,460~~ **1:17,460** WAS 1: 17,460 AND THE
DISTANCE ~~OF 1.17 MILES~~ **WAS 1.17 MILES** ADJUSTED FOR CLOSURE. ~~THE~~ **THE**
WITH ALL ~~THE~~ **THE** ~~REBARS~~ **REBARS** HAVING BEEN SET
AS SHOWN HEREON.

NAME *Robert B. Smith* RLS# *3118* DATE *10/24/14*
LICENSED PROFESSIONAL LAND SURVEYOR

- LEGEND -

- ☐ ANNEXATION ORDINANCE CORNER
- ☐ INTERNAL PROPERTY CORNERS ALONG R/W
- ☐ FOUND MONUMENT
- BOUNDARY LINES OF ANNEXATION ORDINANCE
- - - ADJOINING PROPERTY BOUNDARY LINES PER DEEDED DESCRIPTIONS
- EXISTING CITY LIMIT BOUNDARY LINE
- x-x-x- EXISTING FENCE



P.O. BOX 204
165 FOSTER LANE
STANFORD, KY 40484
PHONE (606) 365-8362
FAX (606) 365-1097

ANNE
CITY
KY 341
DANVILLE, BOY



ANNEXATION ORDINANCE
56.527 AC BY SURVEY

BOYLE COUNTY
INDUSTRIAL FOUNDATION
D.B. 283, PG. 270

EXISTING CITY LIMIT BOUNDARY LINE

4368.65' (4,368.89' BY ORDINANCE)
N13°05'58\"/>

EXISTING CITY LIMITS
PER CITY OF DANVILLE
ORDINANCE NO. 1462

BOYLE COUNTY
INDUSTRIAL FOUNDATION
D.B. 283, PG. 270

WILDERNESS TRACE
DISTILLERY, LLC
D.B. 503, PG. 740

EXISTING CITY LIMITS BOUNDARY LINE

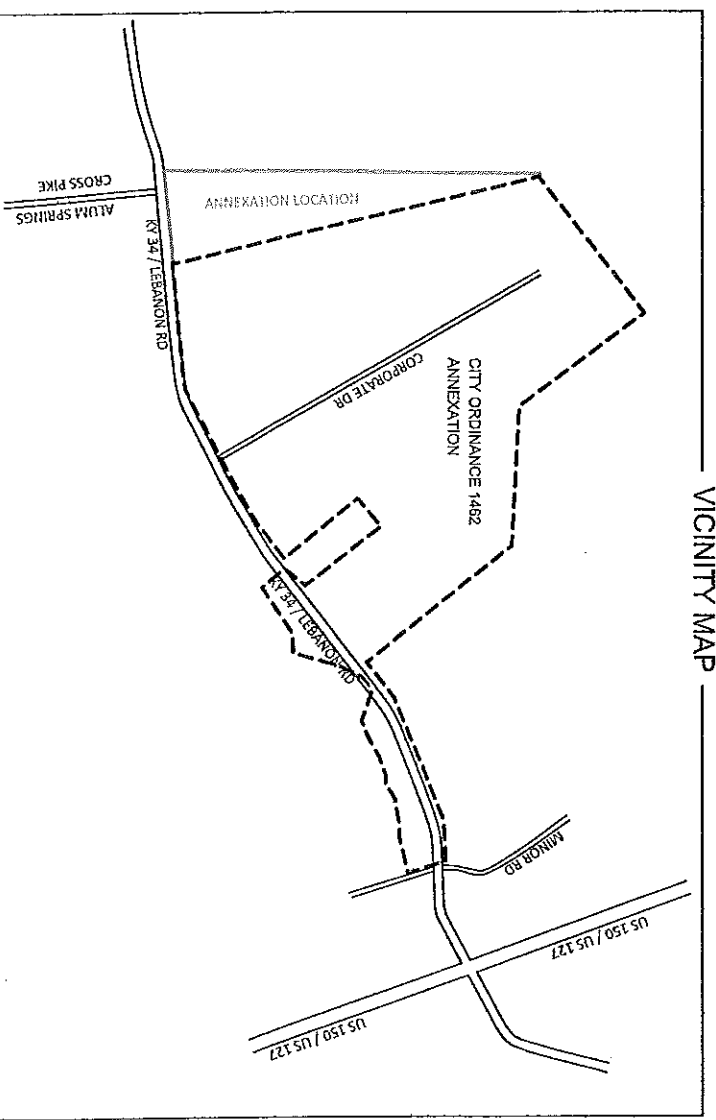
BOYLE COUNTY
INDUSTRIAL FOUNDATION
D.B. 283, PG. 270

POINT OF BEGINNING
BEING THE SOUTHWEST CORNER
OF ANNEXATION ORDINANCE 1462
IPF #11880 (ESTES)
KY STATE PLANE COORDINATE
SYSTEM - SOUTH ZONE (NAD 83)
N = 2110015.12
E = 1908164.17

ALL BEARINGS ARE REFERRED TO THE BEARING OF REFERENCE,
BEING THAT TANGENT SECTION OF CENTERLINE OF KY 34 / LEBANON
ROAD AND TAKEN TO BE N84°15'16\"/>

ANNEXATION PLAT
CITY OF DANVILLE
KY 34 LEBANON ROAD
DANVILLE, BOYLE COUNTY, KENTUCKY

DATE: 10/8/2014
SCALE: 1" = 240'
DRAWN BY: JPA
APPROVED BY: GOOCH
FILENAME: 14290 ANNEX

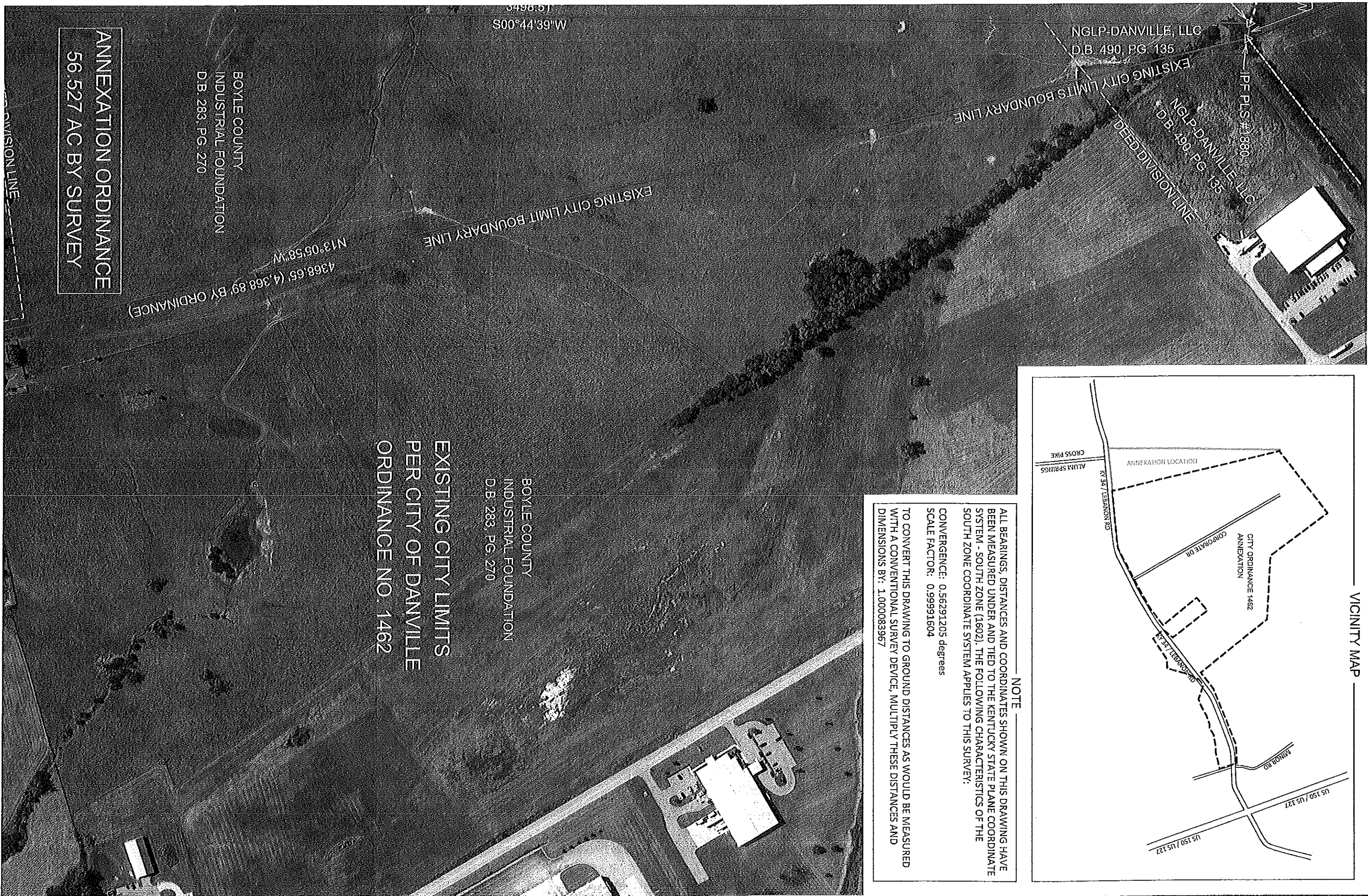


NOTE

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN ON THIS DRAWING HAVE BEEN MEASURED UNDER AND TIED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (1602). THE FOLLOWING CHARACTERISTICS OF THE SOUTH ZONE COORDINATE SYSTEM APPLIES TO THIS SURVEY:

CONVERGENCE: 0.56291205 degrees
SCALE FACTOR: 0.99991604

TO CONVERT THIS DRAWING TO GROUND DISTANCES AS WOULD BE MEASURED WITH A CONVENTIONAL SURVEY DEVICE, MULTIPLY THESE DISTANCES AND DIMENSIONS BY: 1.000083967



NGLP-DANVILLE, LLC
D.B. 490, PG. 135

NGLP-DANVILLE, LLC
D.B. 490, PG. 135

IPF PLS #1380

EXISTING CITY LIMITS BOUNDARY LINE
DEED DIVISION LINE

S00°44'39\"W

EXISTING CITY LIMIT BOUNDARY LINE

BOYLE COUNTY
INDUSTRIAL FOUNDATION
D.B. 283, PG. 270

4368.65' (4,368.89' BY ORDINANCE)
N13°05'58\"W

ANNEXATION ORDINANCE
56.527 AC BY SURVEY

BOYLE COUNTY
INDUSTRIAL FOUNDATION
D.B. 283, PG. 270

EXISTING CITY LIMITS
PER CITY OF DANVILLE
ORDINANCE NO. 1462